



## King County Department of Assessments

### Executive Summary Report

#### Characteristics Based Market Adjustment for 1999 Assessment Roll

**Area Name:** Area 48- North Central West Seattle

**Previous Physical Inspection:** 1995

#### Sales - Improved Summary:

Number of Sales: 505

Range of Sale Dates: 1/97 – 12/98

#### Sales - Improved Valuation Change Summary:

	Land	Imps	Total	Sale Price	Ratio	COV
1998 Value	\$77,000	\$103,200	\$180,200	\$210,600	85.6%	17.26%
1999 Value	\$84,800	\$119,800	\$204,600	\$210,600	97.2%	16.76%
Change	+\$7,800	+\$16,600	+\$24,400		+11.6%	-0.50%
%Change	+10.1%	+16.1%	+13.5%		+13.5%	-2.90%

\*COV is a measure of uniformity, the lower the number the better the uniformity. The negative figures of -0.50% and -2.90% actually represent an improvement.

Sales used in Analysis: All sales of single family residences on residential lots which were verified as or appeared to be market sales were included in the analysis, except those listed as not used in this report. Multi-parcel sales, and mobile home sales were not included. Also excluded are sales of new construction where less than a fully complete house was assessed for 1998.

#### Population - Improved Parcel Summary Data:

	Land	Imps	Total
1998 Value	\$78,500	\$108,800	\$187,300
1999 Value	\$86,400	\$125,600	\$212,000
Percent Change	+10.06%	+15.44%	+13.19%

Number of improved parcels in the Population: 4,093

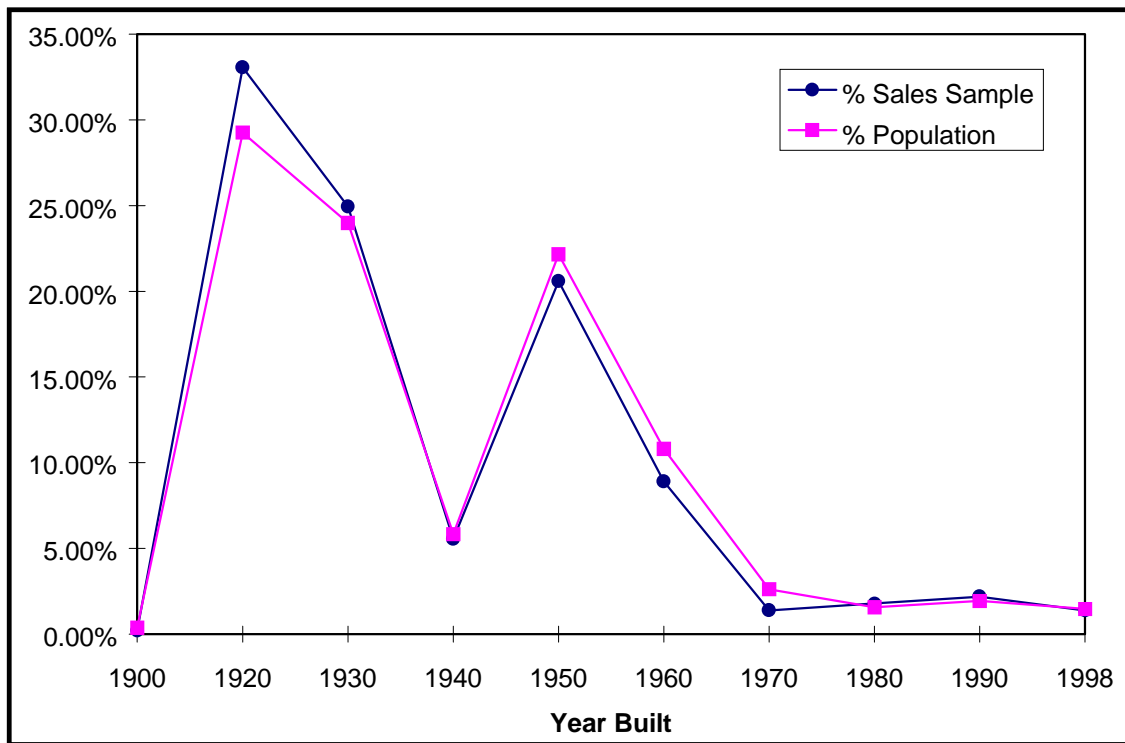
The sales sample adequately represents the population for this area. Pages two through four provide graphical representation of sales sample and population data. The population summary includes all improved parcels.

**Summary of Findings:** To improve uniformity in the area the analysis identified several characteristic variables to be included in the value update model. Variables included are the following; **Grade 6, Grade 8, Very Good Condition, and 1.5 Stories**. Parcels that are **Grade 6** (construction quality), **Very Good Condition**, or **1.5 Stories** indicate individual adjustments due to their lower average ratios (assessed value/sales price). The model adjusts these parcels upward more than others. Parcels that are **Grade 8** (construction quality) had a higher average ratio than other parcels, so the model adjusts these properties upward less than others. It should be noted that the average construction quality is a Grade 7. Since the values recommended in this report improve uniformity, assessment level and equity, we recommend posting them for the 1999 Assessment Roll.

### *Sales Sample Representation of Population - Year Built*

<b>Sales Sample</b>		
Year Built	Frequency	% Sales Sample
1900	1	0.20%
1920	167	33.07%
1930	126	24.95%
1940	28	5.54%
1950	104	20.59%
1960	45	8.91%
1970	7	1.39%
1980	9	1.78%
1990	11	2.18%
1998	7	1.39%
505		

<b>Population</b>		
Year Built	Frequency	% Population
1900	15	0.37%
1920	1198	29.27%
1930	982	23.99%
1940	239	5.84%
1950	907	22.16%
1960	442	10.80%
1970	107	2.61%
1980	64	1.56%
1990	79	1.93%
1998	60	1.47%
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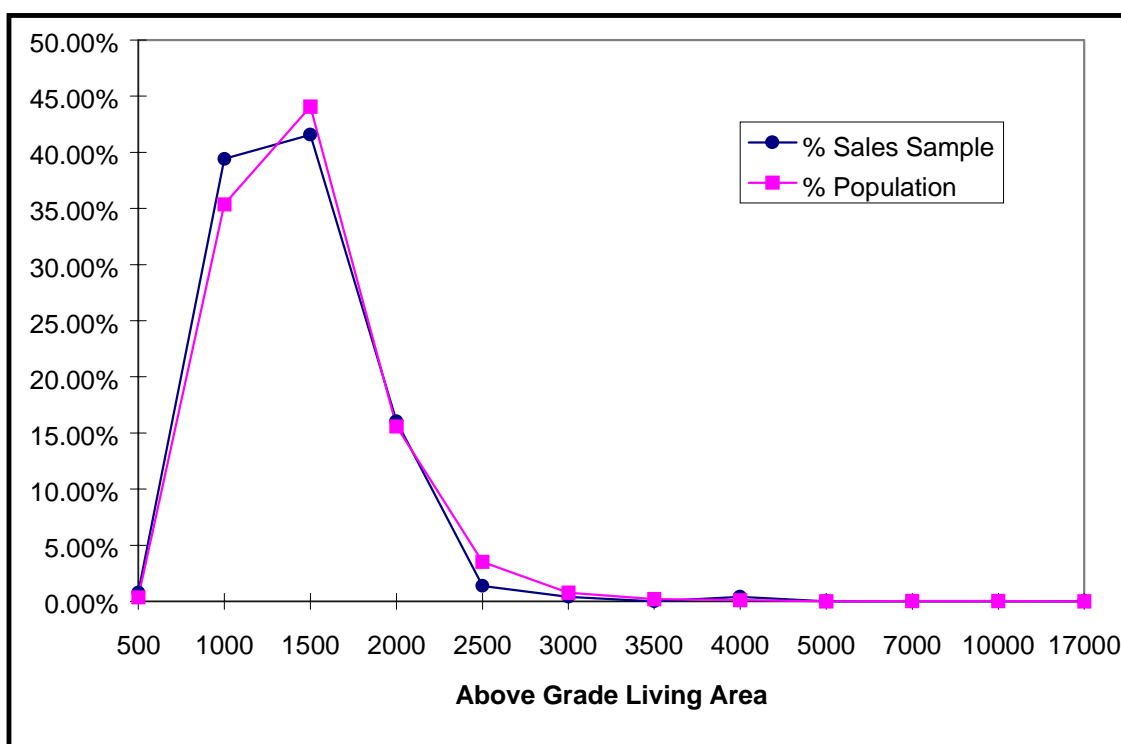


The sales sample adequately represents the population.

### *Sales Sample Representation of Population - Above Grade Living Area*

<b>Sales Sample</b>		
Above Gr Living	Frequency	% Sales Sample
500	4	0.79%
1000	199	39.41%
1500	210	41.58%
2000	81	16.04%
2500	7	1.39%
3000	2	0.40%
3500	0	0.00%
4000	2	0.40%
5000	0	0.00%
7000	0	0.00%
10000	0	0.00%
17000	0	0.00%
505		

<b>Population</b>		
Above Gr Living	Frequency	% Population
500	15	0.37%
1000	1447	35.35%
1500	1804	44.08%
2000	638	15.59%
2500	144	3.52%
3000	31	0.76%
3500	8	0.20%
4000	4	0.10%
5000	0	0.00%
7000	1	0.02%
10000	1	0.02%
17000	0	0.00%
4093		

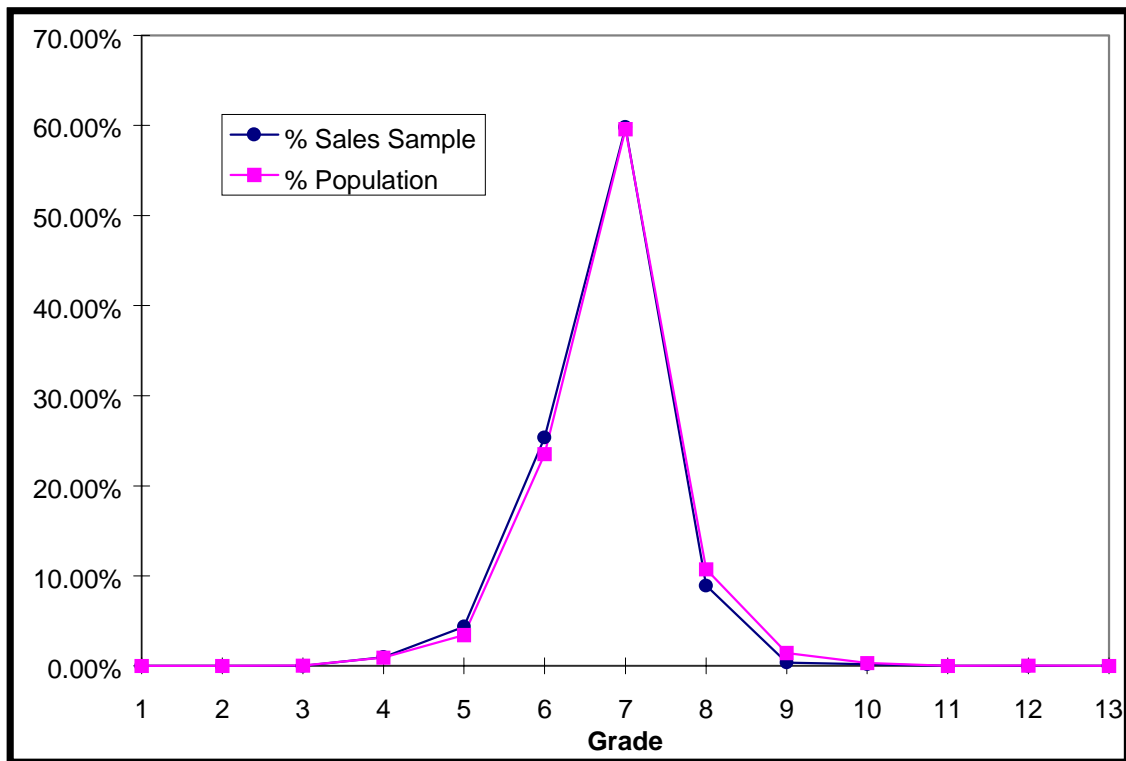


The sales sample adequately represents the population.

### *Sales Sample Representation of Population - Grade*

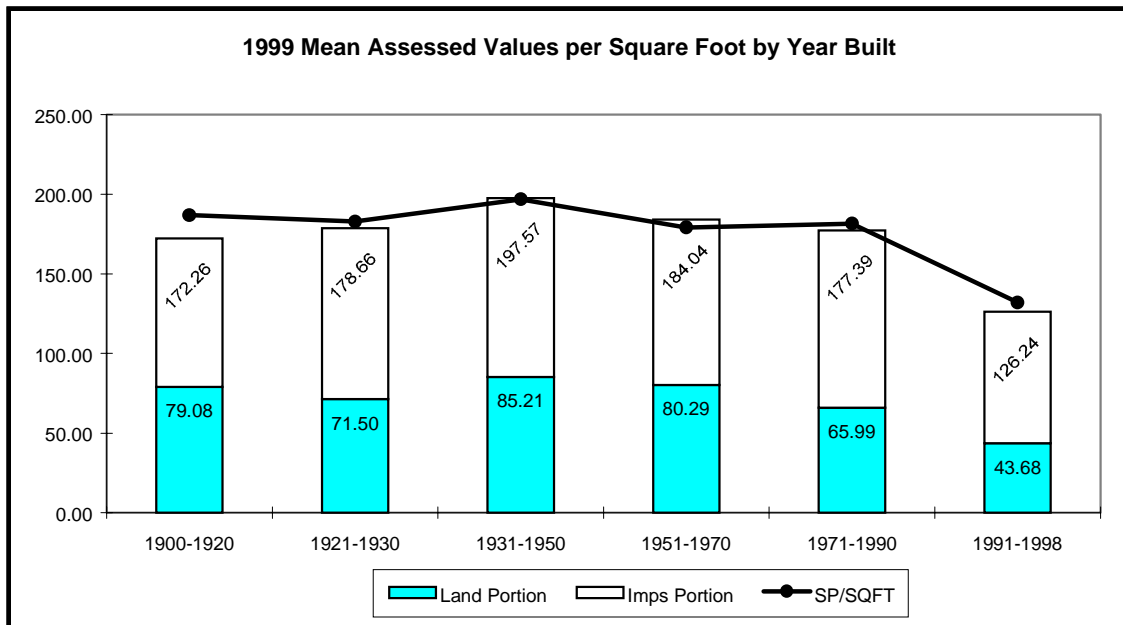
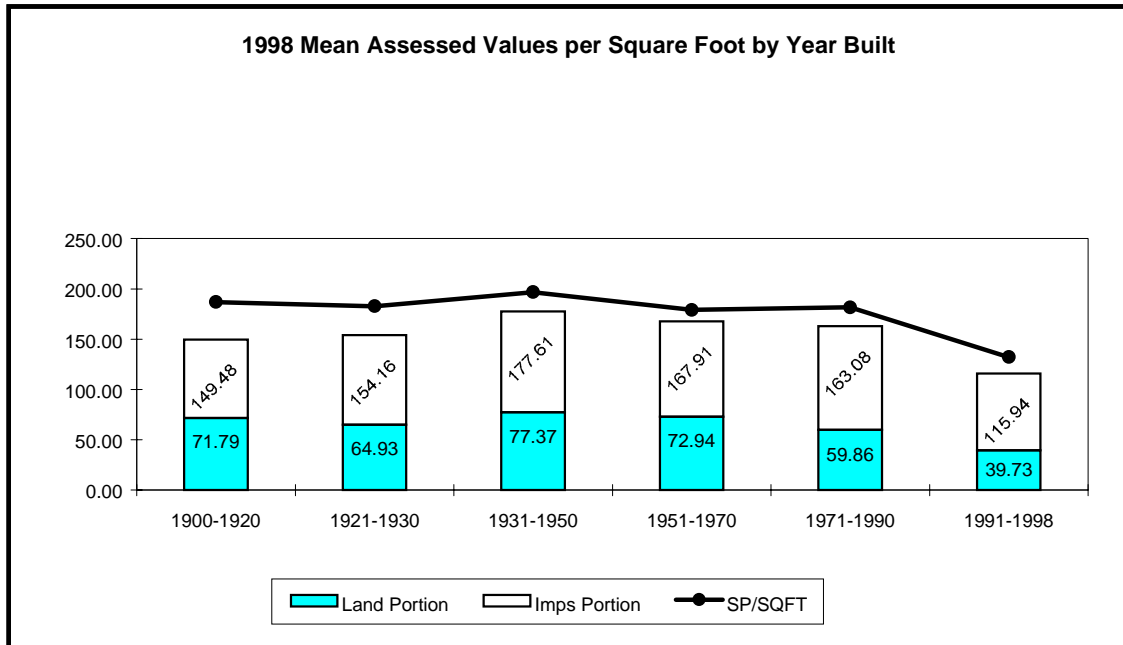
Sales Sample		
Grade	Frequency	% Sales Sample
1	0	0.00%
2	0	0.00%
3	0	0.00%
4	5	0.99%
5	22	4.36%
6	128	25.35%
7	302	59.80%
8	45	8.91%
9	2	0.40%
10	1	0.20%
11	0	0.00%
12	0	0.00%
13	0	0.00%
		505

Population		
Grade	Frequency	% Population
1	0	0.00%
2	0	0.00%
3	1	0.02%
4	38	0.93%
5	140	3.42%
6	963	23.53%
7	2439	59.59%
8	439	10.73%
9	59	1.44%
10	13	0.32%
11	0	0.00%
12	1	0.02%
13	0	0.00%
		4093



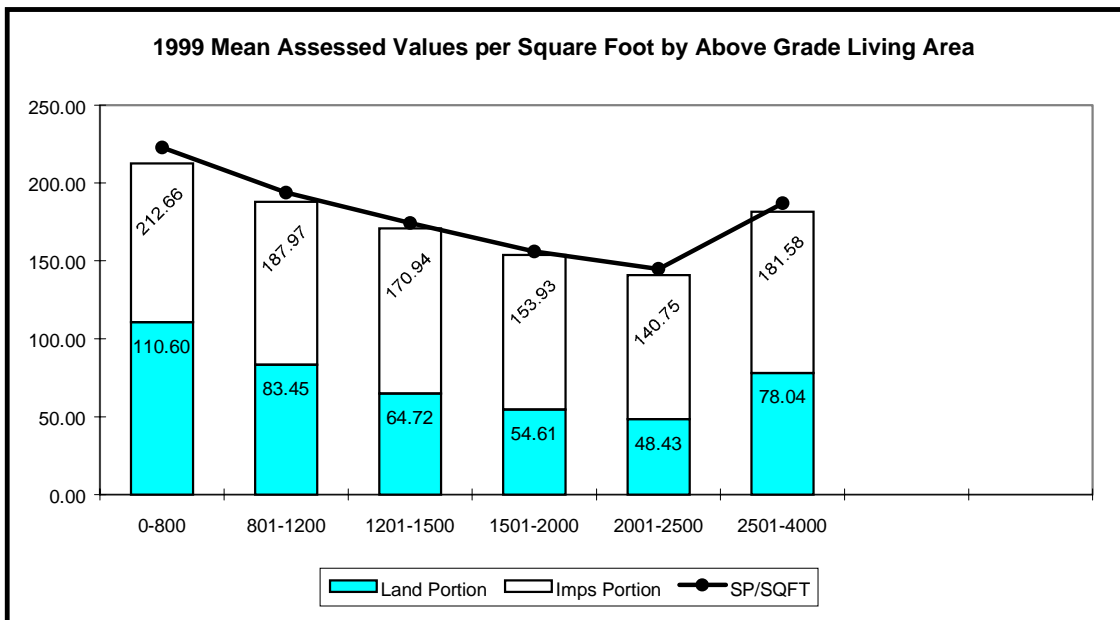
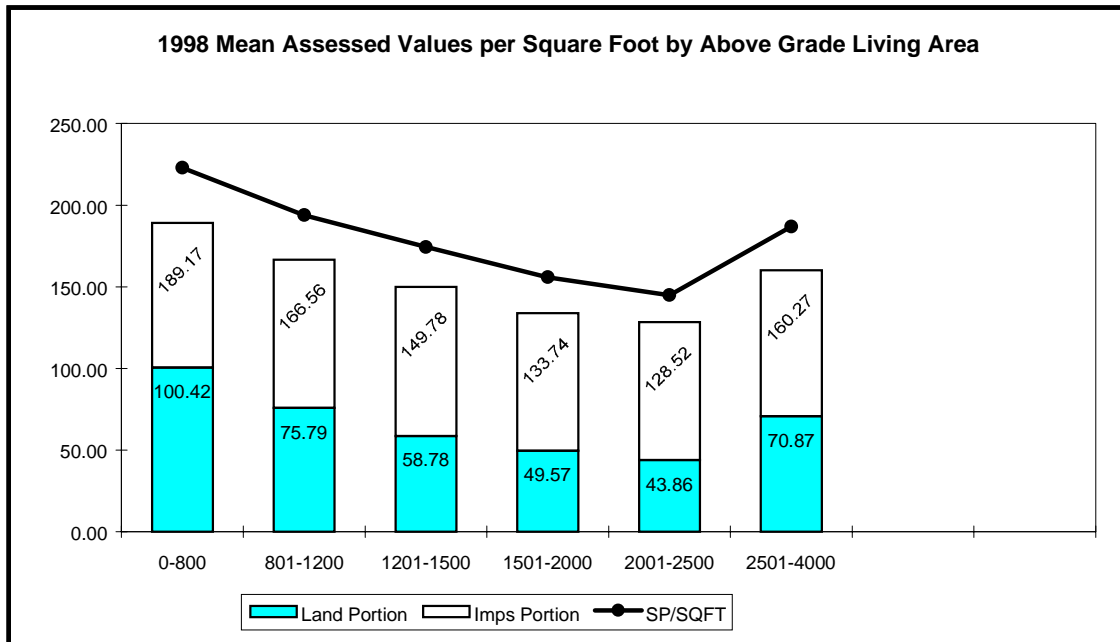
The sales sample adequately represents the population.

### *Comparison of 1998 and 1999 Per Square Foot Values by Year Built*



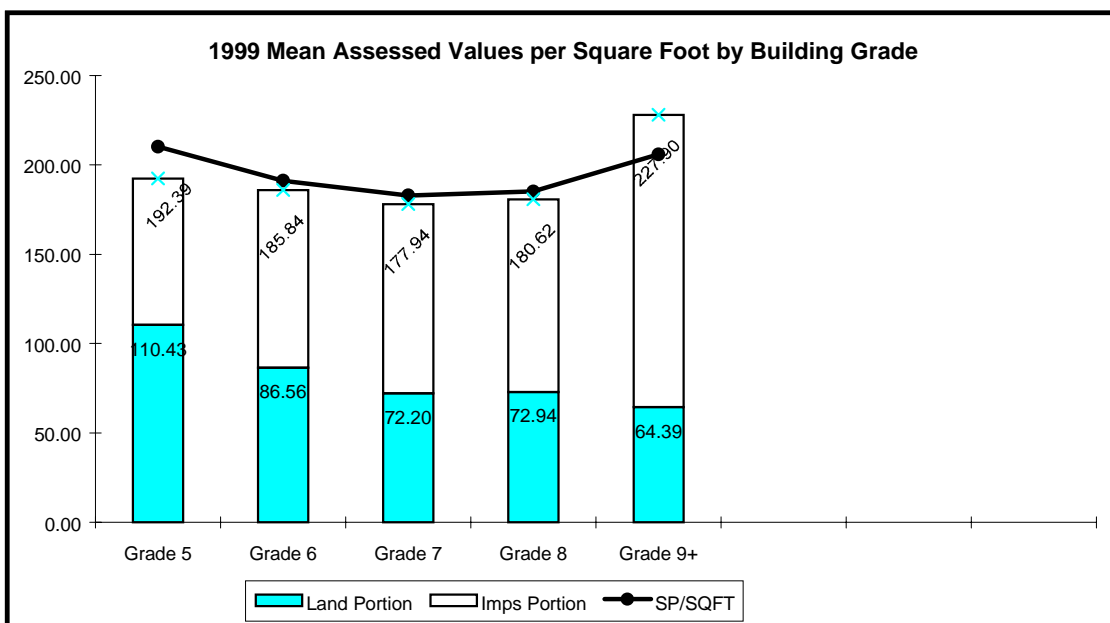
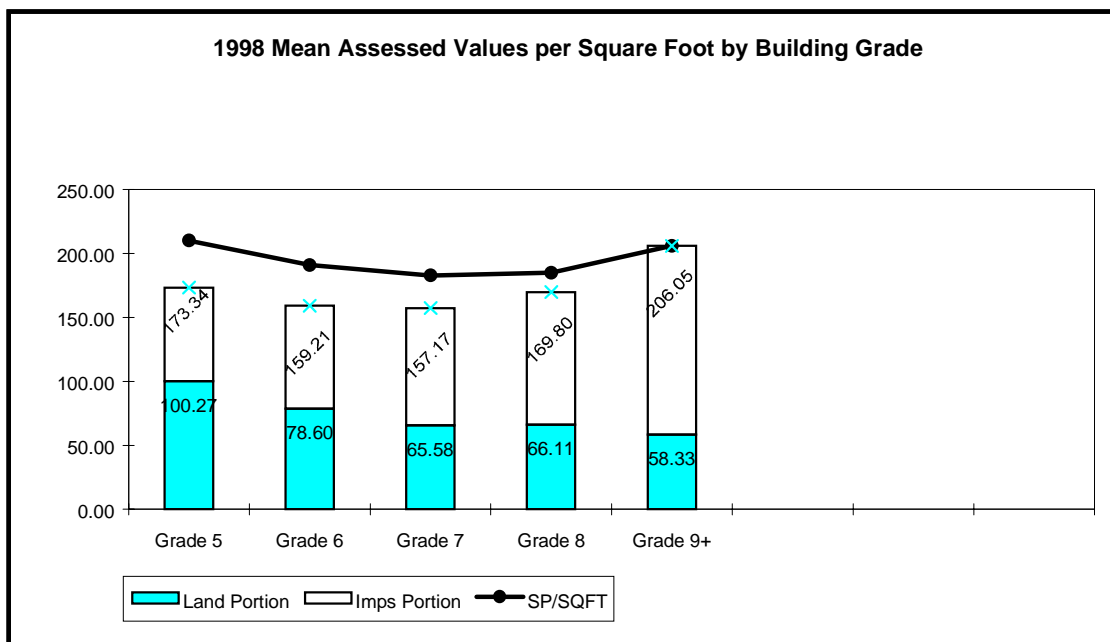
These charts show a significant improvement in assessment level and uniformity by year built as a result of applying the 1999 recommended values. The values shown in the improvement portion of the chart represent the total value for land and improvements.

*Comparison of 1998 and 1999 Per Square Foot Values by Above Grade Living Area*



These charts show a significant improvement in assessment level and uniformity by above grade living area as a result of applying the 1999 recommended values. The values shown in the improvement portion of the chart represent the total value for land and improvements.

## Comparison of 1998 and 1999 Per Square Foot Values by Grade



These charts show a significant improvement in assessment level and uniformity by building grade as a result of applying the 1999 recommended values. The values shown in the improvement portion of the chart represent the total value for land and improvements. The Grade 9+ category contains only three sales (two grade 9's and one grade 10) because of this low level of representation it is difficult to infer any adjustment.